



## 9249 86 Street Edmonton AB

\$505,000

Experience the charm of this Strathearn gem, nestled on a .17-acre lot. Upon entering the front door, you will find original hardwood floors and a captivating fireplace in the living room. The main level offers a sunlit kitchen, 2 bedrooms, and a 4-piece bathroom. Upstairs, discover another bedroom, a convenient half bath, and a bonus room which could be used as an office or craft room. The basement features a laundry area, shelving for storage, a three-piece bathroom, sink with cupboards, and a den with space for an extra bed. An added bonus is the two man doors out to the covered patio. You can enjoy your morning coffee on the deck off the kitchen or on the patio. Updates include windows, shingles, siding, boiler, and newer garage. Enjoy the prime location near LRT, downtown, river valley, parks, trails, and universities. Embrace the charm of this mature neighborhood with tree-lined streets and scenic downtown views just a stroll away. Welcome to your ideal living in this iconic neighbourhood.

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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